



Delaware Stadium Corporation

801 Shipyard Drive, Wilmington, DE 19801
(302) 777-5772 • Fax: (302) 777-5657
www.delawarestadiumcorp.com
email: jmcDonald@delawarestadiumcorp.com
cell: (302) 740-7400

Posted May, 12, 2016
CR McLeod

REVISED AGENDA
Delaware Stadium Corporation
Board Meeting
801 Shipyard Drive
Wilmington, Delaware 19801
May 23, 2016 @ 5:00 PM

THIS MEETING WILL NOT BE CONDUCTED BY VIDEOCONFERENCE.

I. Call to Order, 5:00PM at DSC Offices.

II. Minutes of the Previous Meeting,

III. New Business:

- 1. Executive Director Report**
- 2. Lease Extension with Wilmington Blue Rocks**
- 3. Frawley Stadium Renovations Update**
- 4. Potential Expansion/Renovation Update**

IV. Old Business

- 1. Outside Counsel Update**
- 2. Sky Box Tickets**

V. Adjournment.

NOTE: The Board may enter into an executive session pursuant to 29 DEL. C. §10004.

Delaware Stadium Corporation

Board Meeting

12.14.15

Board Members in Attendance

Tom McGonigle, Chairman

Mike Morton

James Casey

Bud Freel

Jeff Young

Steve Taylor

Bill Winters

Romaine Alexander

C.R. McLeod

Staff

Joseph J. McDonald, Executive Director

Others

Chris Kemple

Call to Order

With a quorum present, Tom McGonigle called meeting to order at 5:04pm.

Motion to approve minutes from last meeting on October 8. Mike Morton seconded motion, all approved.

New Business

1. Audit Report – Review of detailed audit requested at next meeting by Bill Winters.
2. Phase II Report – Tom McGonigle provided a review of the draft proposal by Ewing Cole – preliminary report presents total “wish list” for stadium improvements.

Next steps will require further exploration of revenue streams that will support this project.

Question from Steve Taylor for Chris Kemple- regarding sale of current franchises should Blue Rocks obtain AA franchise. No new news on efforts to obtain AA franchise.

Chairman McGonigle recommends creation of lease committee for long-term lease discussions with Blue Rocks.

3. Duffield Stadium Phase I Progress Report Update- currently blueprints for structural repairs being created. Once received, project will go to RFP.

- Electrical compliance assessment underway and out for bid.
- Air balancing of HVAC assessment underway.

Concerns remain over water issues in Hall of Fame and need to remediate.

4. Hussey Seating Project Report – all blue and gray seats have been removed. Aluminum benches will be removed next. New seats estimated to be installed in late winter.

5. 2016 DSC Revenue Budget – Joe McDonald – review 2015 expenses, increases for 2016 include increased attorney fees, and discussion regarding community outreach efforts.

Motion to approve 2016 budget, Steve Taylor seconded. All approved.

6. BR Lease Committee – Current lease expires in 2017, and Chairman McGonigle asking for board members to volunteer to serve on committee to begin discussions around new lease proposal.

Old Business

Parking Agreement Update – agreement in principle is in place - moving forward - \$48K annually (\$4K/month) in revenue to DSC as result of agreement.

Outside Counsel Update – Chairman McGonigle will be reaching out to several recommended attorneys to gauge interest in serving as counsel for DSC Board.

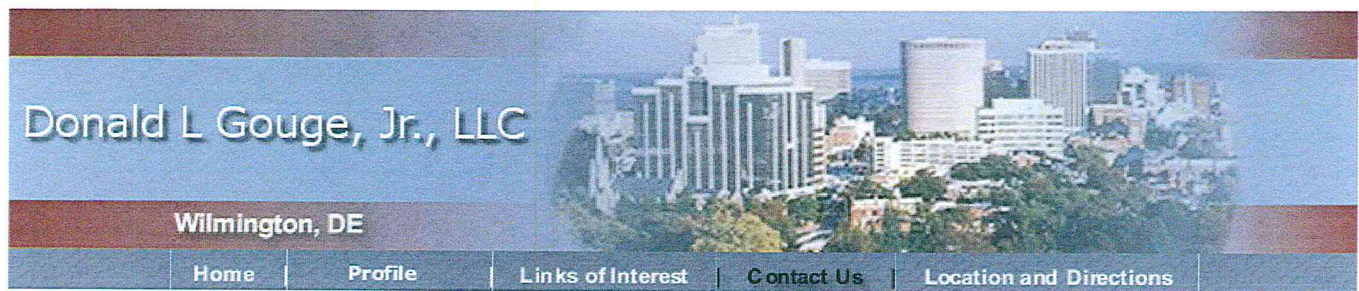
Motion to adjourn made at 6:04pm. All approved.

FRAWLEY
STADIUM
RENOVATIONS

Expansion Contracts

Company	Contract Amount	Contract Amt. Billed	Contract Amount Paid
Duffield Phase One	\$25,820.00	\$25,820.00	\$25,280
Ewing Cole	\$64,000.00	\$64,500.00	\$64,500.00
Duffield Engineering Services	\$42,340.00	\$36,581.95	\$36,581.95
Retro-commissioning M & E systems	\$0.00	\$0.00	\$0.00
Mc Foy Refrigeration	\$13,765.00	\$13,765.00	\$13,765.00
Chesapeake Testing & Balances	\$7,500.00	\$6,412.00	\$6,412.00
Shureline Electrical	\$11,050.00	\$7,832.00	\$7,832.00
Hussey Seating	\$405,547	\$405,547.00	
Harriott (Seat Removal/Installation	\$90,933	\$81,839.00	\$81,839.00
Bear Industries	\$25,840	\$25,000.00	\$25,000.00
Heritage Interiors	\$8,559.00		
Diego	\$2,160.00		
SC&A-General Pkg	\$25,000.00		
Jamestown-Steel Pkg.	\$96,260.00		
Old Philadelphia	\$7,000.00		
SC&A-General Pkg	\$8,110.00		
Sub Total	\$833,884.00		

OUTSIDE
COUNCIL
BIOS

**QUICK-CONTACT**

(302) 658-1800
(302) 658-1473(fax)
info@gougelaw.com

Donald L. Gouge, Jr., LLC is located in downtown Wilmington, Delaware within blocks of all Courts. This is a small firm which concentrates on real estate litigation including landlord/tenant issues, personal injury, general civil litigation and Court of Chancery practice.



Mr. Gouge brings more than 24 years of experience to deal directly and individually with legal matters and is committed to serving his clients needs. Mr. Gouge also serves as local counsel for attorneys in matters brought before Delaware Courts.

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info@gougelaw.com

Profile

**DONALD L.
GOUGE, JR.**

DGouge@gougelaw.com



Education: University of Delaware (B.A., 1980); California Western School of Law (J.D., 1983)
Admitted to bar: Delaware 1984; U.S. District Court, District of Delaware; U.S. Court of Appeals, Third Circuit; U.S. Supreme Court
Practice Areas: Extensive Local Counsel Work, Personal Injury, Civil Practice, Litigation, Insurance Defense, Real Estate Litigation, Landlord/Tenant

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Kevin A. Guerke



Partner

302.888.0600

kguerke@svglaw.com

Practice Areas:

Business Litigation
Construction Litigation
Corporate Litigation
Intellectual Property Litigation
Employment Litigation
Tort Litigation
Bankruptcy Litigation

Admissions:

Supreme Court of Delaware
United States District Court
District of Delaware
United States Court of Appeals
3rd Circuit
United States Supreme Court

Education:

Pennsylvania State University
Dickinson School of Law
(J.D., 2001)
University of Delaware
(B.A., 1998)

Kevin Guerke's primary area of concentration is complex business litigation and trial practice. He began his legal career as a law clerk for the Honorable Jerome O. Herlihy of the Delaware Superior Court after he graduated from Pennsylvania State University, Dickinson School of Law. He represents clients in a variety of areas, including commercial, construction, employment, intellectual property, tort, and bankruptcy litigation. Mr. Guerke has tried cases in every state and federal trial court in Delaware, with extensive experience in Chancery, Superior, and Federal District Court. Mr. Guerke is AV Rated by Martindale-Hubbell and was selected as a 2015 Delaware Rising Star for Business Litigation by Super Lawyers. He currently serves as a Commissioner on the Delaware Lottery Commission, having been appointed by Governor Jack Markell in 2010.

Representative Cases:

- Rodman Const. Co., et al. v. BPG Residential Partners, V. LLC.
Trial counsel for contractor in breach of contract case in the Delaware Superior Court, resulting in a significant judgment together with an award of statutory damages, attorney's fees, and costs for client.
- Beard Research v. ASDI, Inc., et al.
Trial counsel for a chemical company in fiduciary duty, trade secrets, and intentional interference case in the Delaware Court of Chancery, resulting in a multi-million dollar judgment for client.
- Withrow v. Trucks on the Run, et al.
Counsel for motorist in a tractor trailer accident case in the Federal District Court for the District of Delaware, resulting in a significant settlement for client.
- Riley Electric v. M&J General Contractors, Inc., et al.
Trial counsel for electrical contractor in mechanic's lien and breach of contract case in the Delaware Superior Court, resulting in a jury verdict together with an award of statutory damages, attorney's fees, and costs for client.
- Lynch v. Coinmaster USA, Inc.
Counsel to former officer and director of corporation in breach of contract and tort case in Federal District Court for the District of Delaware, resulting in a significant judgment in favor of client.
- Durkin v. City of Newark, et al.
Trial counsel for design engineer company in professional negligence and breach of contract case in the Federal District Court for the District of Delaware, resulting in a significant jury verdict for client.
- Pettinaro v. First USA Bank, N.A.
Trial counsel for property owner in breach of contract case in the Delaware Superior Court, resulting in a multi-million dollar jury verdict for client.

Memberships & Associations:

Delaware Bar Association
American Bar Association
Young Lawyer Division
District Representative, 2004-2006
Delaware Supreme Court Board of Bar Examiners
Associate Member, 2004-2006
Delaware Trial Lawyers Association
Richard S. Rodney Inn of Court



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John W. Paradee

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John W Paradee



John is widely recognized for his ability to secure approval for difficult or controversial projects. In addition to his vast experience in regulatory and transactional work, John has also won a long list of significant cases vindicating the rights of private property owners, including the invalidation of confiscatory zoning regulations, reversal of permit denials for various land use projects and uses, and the successful defense of legal challenges to various commercial projects. Among his clients are Equity Lifestyle Properties, Kimco Realty, Wal-Mart and Wawa Food Markets. In addition to his land use and regulatory practice, John also represents numerous local business interests, including landlords, homebuilders and contractors.

John is a graduate of the University of Virginia where he earned a Bachelor of Arts degree in foreign affairs. He earned his Juris Doctor and Masters of Business Administration from the University of Richmond. He is the Chairman of the Board of Directors of Bayhealth Medical Center, Chair of the Kent County Advisory Committee of the Delaware Community Foundation, a member of the Investment Committee for the People's United Church of Christ and a Member of the Greater Kent Committee.

John can be reached at 302.677.0061 or john@bmbde.com

- Commercial Litigation
- Land Use and Zoning Law
- Administrative & Regulatory Business Law
- Commercial & Residential Real Estate

OUTSIDE COUNCIL FEES

Council Name:	Hourly Fee:
Don Gouge	\$345.00
Kevin Guerke	\$375.00
John Paradee	\$350.00
2015 Rate	\$175.00